

Agenda Including Addeds

Community and Protective Services Committee

14th Meeting of the Community and Protective Services Committee

September 12, 2023

4:00 PM

Council Chambers - Please check the City website for additional meeting detail information. Meetings can be viewed via live-streaming on YouTube and the City Website.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

Members

Councillors E. Pelozza (Chair), S. Stevenson, J. Pribil, C. Rahman, D. Ferreira, Mayor J. Morgan

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact CPSC@london.ca or 519-661-2489 ext. 2425.

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6. Adjournment

Accessibility Community Advisory Committee

Report

5th Meeting of the Accessibility Community Advisory Committee
August 24, 2023

Attendance PRESENT: J. Menard (Chair), M. Bruner-Moore, U. Iqbal, N. Judges, S. Mahipaul, P. Moore, M. Papadacos, B. Quesnel, P. Quesnel, D. Ruston and C. Waschkowski and J. Bunn (Committee Clerk)

ALSO PRESENT: Councillor J. Pribil; S. Corman, J. Dann, M. Dellamora, M. Hefferton and M. Stone

ABSENT: A. Garcia Castillo, A. McGaw, J. Peaire and K. Pereyaslavska

The meeting was called to order at 3:02 PM; it being noted that M. Bruner-Moore, U. Iqbal, S. Mahipaul, M. Papadacos, B. Quesnel, P. Quesnel, D. Ruston and C. Waschkowski were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

3. Consent

3.1 4th Report of the Accessibility Community Advisory Committee

That it BE NOTED that the 4th Report of the Accessibility Community Advisory Committee, from its meeting held on June 22, 2023, was received.

3.2 Municipal Council Resolution - 4th Report of the Accessibility Community Advisory Committee

That it BE NOTED that the Municipal Council resolution, from its meeting held on July 25, 2023, with respect to the 4th Report of the Accessibility Community Advisory Committee, was received.

3.3 Notice of Planning Application - Zoning By-law Change - New Comprehensive Zoning By-law - ReThink Zoning

That it BE NOTED that the Notice of Planning Application, dated June 5, 2023, from the ReThink Zoning Project Team, with respect to a Zoning By-law Change related to the New Comprehensive Zoning By-law - ReThink Zoning, was received.

3.4 Reminder - Seeking Input on 2023 Neighbourhood Connectivity Plans

That it BE NOTED that the communication, dated August 16, 2023, from J. Dann, Director, Construction and Infrastructure Services, with respect to a

reminder that the Civic Administration is seeking input on 2023 Neighbourhood Connectivity Plans, was received.

3.5 2024 Mayor's New Year's Honour List - Call for Nominations

That it BE NOTED that the communication, dated July 12, 2023, from the City Clerk and the Deputy City Clerk, with respect to the 2024 Mayor's New Year's Honour List Call for Nominations, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Vehicle for Hire By-law Update and Incentives

That it BE NOTED that the presentation, dated August 24, 2023, from M. Hefferton, Development Policy Coordinator, with respect to the Vehicle for Hire By-law and Accessible Taxi Incentives, was received.

6. Adjournment

The meeting adjourned at 4:07 PM.

Report to Community and Protective Services Committee

To: Chair and Members
Community and Protective Services Committee
From: Scott Mathers, MPA, P. Eng., Deputy City Manager,
Planning and Economic Development
Subject: Business Licensing By-law Amendment to Schedule 2
Adult Entertainment Body-rub Parlour - 609 Clarke Road
Date: Public Participation Meeting: September 12, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development, the following actions be taken:

- a) That the attached proposed by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting to be held on September 26, 2023, to amend By-law No. L.-131-16, being “*A by-law to provide for the Licensing and Regulation of Various Businesses*” to reduce the number of Adult Entertainment Body-rub Parlour Owner licences authorized under this By-law from six (6) to five (5) and to delete “Map 6 – 609 Clarke Road” from Schedule 2A of the By-law.

Executive Summary

This report proposes amendments to the Business Licensing By-law to delete the Adult Entertainment Body-Rub Parlour location at 609 Clarke Road (Schedule 2A, Map 6) from the By-law, and to reduce the number of Adult Entertainment Body-rub Parlour Owner licences authorized under this by-law from six (6) to five (5).

Analysis

1.0 Background Information

1.1 Linkages to the 2023-2027 Strategic Plan

Safe London for Women, Girls, and Gender-Diverse and Trans People:

Reducing the number of Adult Entertainment Body-rub Parlour locations, and licenses, is directly linked to the goal of creating a “Safe London for Women, Girls, Gender-Diverse and Trans People.”

Well Run City:

Proactively bringing this proposal to Council, based on the requirements of Schedule 2, Section 4.2 of the Business Licensing By-law, demonstrates Civic Administration’s commitment to improved governance processes and to creating trust and confidence in municipal government.

1.2 Municipal Purpose

The Municipal Act, 2001 is the main statute governing the creation, administration, and government of Ontario municipalities. Subsection 10(2) 6) of the Municipal Act, provides that a municipality may pass by-laws respecting: health, safety, and wellbeing of persons. These provisions may serve as the municipal purpose of the attached (draft) amendment.

1.3 Site History and Licence Information

The subject property - 609 Clarke Road - is a one storey industrial commercial plaza that is zoned Restricted Service Commercial/Light Industrial RSC1/RSC3/RSC4/LI7, and it permits a wide range of uses in that combination zone. The building is on the northwest corner of Culver Drive and Clarke Road. In 2001 the premises was approved for an 'Adult Entertainment Services Parlour' use (renamed 'Adult Entertainment Body-rub Parlour'), and the location has operated under different names, by different licensees, since then. The unit was not visible from Clarke Road but was located at the westernmost end of the plaza, facing Culver Drive.

The most recent operating name for the Body-Rub Parlour was Sweet City. In April of 2022, Owner and Operator licenses were issued by the City and in December of 2022 both licences were suspended for 14 days, and subsequently revoked, due to public safety concerns. No appeal was made regarding the Revocation of the two separate licences.

2.0 Discussion and Considerations

2.1 Limitation on Number of Licenses and Locations

On January 31, 2023, the Adult Entertainment Body-Rub Parlour Licence at 609 Clarke Road in London expired (linked to the revocation of the licences in December of the previous year) and no applications have been submitted to renew, despite reminder letters and emails. The premises has not been operating since the licences were revoked in December 2022.

In the By-law, there are two separate elements to consider when making changes regarding Adult Entertainment Body-Rub Parlours. The first is the "Limitation of Locations" outlined in Section 3.0 and defined visually by Schedule 2A, and the second is Section 4.0 "Limitation on Number of Licences".

As Schedule 2, Section 4.0, Subsection. 4.2 of the Business Licensing By-law states, "*The total number of Adult Entertainment Body-Rub Parlour Owner licences shall be reduced as licences expire without renewal or as the Owner licences are otherwise surrendered or revoked until there are five (5) Adult Entertainment Body-Rub Parlour Owner licences.*"

Because the licence at 609 Clarke Road was revoked, and no renewal application has been made, Civic Administration recommends the following actions be taken to achieve this reduction in the number of Owner licences, required by Subsection 4.2:

Hold a Public Meeting

As per Section 9.6 of the Business Licensing By-law, before an amendment to Schedule 2A of this By-law is passed (adding or removing a defined area or location), the Community and Protective Services Committee (CPSC) shall hold at least one meeting that is open to the public for the purpose of affording an opportunity to the requester and any other person who attends the meeting to make submissions in respect of the request. This report is presented to the Committee as background for the requisite meeting.

Delete Map 6 – 609 Clarke Road

The deletion of Map 6 – 609 Clarke Road from Schedule 2A has the effect of reducing the physical number of Adult Entertainment Body-Rub Parlour locations (Maps) from six (6) to five (5). Therefore, the subject site would no longer be a "defined area or location" within the By-law.

Amend Section 4.1

Currently, Section 4.1 of the By-law states that "*...the total number of Adult Entertainment Body-Rub Parlour Owner licences authorized under this By-law is limited to six (6) and not more than one (1) licence shall be issued with respect to each defined area or location shown on Schedule 2A of this By-law.*" Civic Administration

recommends amending this to reduce the number of licences from “six (6)” to “five (5)”. Amending this section will therefore reduce the number of potentially available Owner licences.

A letter was sent to both the property owner and former licensee, informing them that a Public Participation meeting is being held on September 12, 2023 at the Community and Protective Services Committee, to receive delegations and comments regarding proposed amendments to Schedule 2 of the Business Licensing By-law to delete Map 6 (609 Clarke Road) from the by-law and to reduce the number of authorized Adult Entertainment Body-Rub Parlour licence locations from six (6) to five (5).

Committee Recommendation, Council Decision

As Per Section 9.7 of the Business Licensing By-law, the Community and Protective Services Committee shall recommend to the Municipal Council whether to make an amendment to Schedule 2A of this By-law. Municipal Council shall make the final decision whether to amend Schedule 2A of this By-law.

3.0 Financial Impact/Considerations

3.1 There are no financial impacts from the recommended actions, aside from a modest reduction in Staff time, including partner compliance agencies, for collecting and reviewing the necessary licence renewal documents, inspecting the premises, and monitoring activity on the site to ensure compliance.

Conclusion

The Adult Entertainment Body-Rub Parlour Owner and Operator Licenses at 609 Clarke Road were suspended and revoked in December 2022, and subsequently expired on January 31, 2023. There was no appeal of the revocation of the licences, there has been no attempt to renew either licence by the previous owner or operator, and the premises has been closed since the licences expired.

The recommended amendment removes the subject property as a permitted location and reduces the number of Adult Entertainment Body-Rub Parlour locations in the Business Licensing By-law from six to five.

Prepared by:	Ethan Ling MSc. Development Policy Coordinator, Municipal Compliance
Submitted by:	Nicole Musicco, Manager, Policy & Special Operations, Municipal Compliance
Reviewed & Concurred by:	Orest Katolyk, MPL, MLEO(C), Director, Municipal Compliance
Recommended by:	Scott Mathers, MPA, P. Eng., Deputy City Manager, Planning and Economic Development

Appendix "A"

Bill No. _____
2023

By-law No. - _____

A by-law to provide for the Licensing and Regulation of Various Businesses.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 6, Health, safety and well-being of persons; in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); in paragraph 8, Protection of persons and property; in paragraph 11 Business Licensing;

AND WHEREAS pursuant to the provisions of Part IV of the *Municipal Act, 2001*, as amended, a municipality may pass by-laws for licensing, regulating and governing businesses;

AND WHEREAS subsection 151(1) of the *Municipal Act, 2001* provides that, without limiting sections 9 and 10 of the Act, a municipality may provide for a system of licences with respect to a business and may:

- (a) prohibit the carrying on or engaging in the business without a licence;
- (b) refuse to grant a licence or to revoke or suspend a licence;
- (c) impose conditions as a requirement of obtaining, continuing to hold or renewing a licence;
- (d) impose special conditions on a business in a class that have not been imposed on all of the businesses in that class in order to obtain, continue to hold or renew a licence;
- (e) impose conditions, including special conditions, as a requirement of continuing to hold a licence at any time during the term of the licence;
- (f) license, regulate or govern real and personal property used for the business and the persons carrying it on or engaged in it; and,
- (g) require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with any part of a system of licenses established by the municipality.

AND WHEREAS the Municipal Council for The Corporation of the City of London considers it necessary and desirable for the public to exercise its licensing powers for the purposes of:

- (a) Health and safety including health and safety of service providers and consumers and patrons; and/or
- (b) Nuisance control; and/or
- (c) Consumer protection; and/or
- (d) Suppressing conditions conducive to crime;

AND WHEREAS section 23.2 of the *Municipal Act, 2001* permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS the Municipal Council for The Corporation of the City of London is of the opinion that the delegation of legislative powers under this by-law to the Licence Manager and the Hearings Officer including without limitation the power to issue, revoke, suspend and impose conditions on a licence and prescribe operational standards to be imposed on licensees, including without limitation operational standards such as signage requirements, advertising requirements, hours of operation and records that are to be kept by licensees and the form and content thereof, are powers of a minor nature having regard to the number of people, the size of geographic area and the time period affected by the exercise of the power in accordance with subsection 23.2(4) of the *Municipal Act, 2001*;

AND WHEREAS subsection 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees and charges on persons:

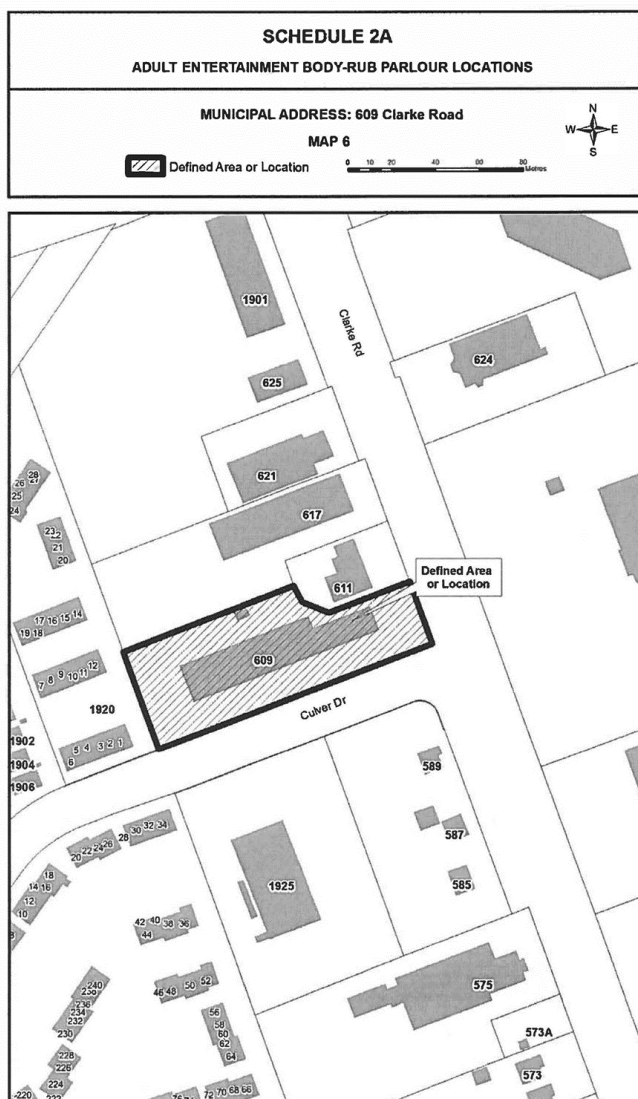
- (a) for services or activities provided or done by or on behalf of it;
- (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and,
- (c) for the use of its property including property under its control.

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts the following amendments to the Business Licensing By-law:

Schedule 2 – Adult Entertainment Body-Rub Parlour

Delete Map 6 from Schedule 2A – Adult Entertainment Body-Rub Locations (see below)

DELETE: MUNICIPAL ADDRESS: 609 Clarke Road - MAP 6



4.0 LIMITATION ON NUMBER OF LICENCES

Amend section 4.1 of the Licensing By-law by replacing the existing sentence with the following:

- 4.1 Subject to section 4.2 the total number of Adult Entertainment Body-Rub Parlour Owner licences authorized under this By-law is limited to five (5), and not more than one (1) licence shall be issued with respect to each defined area or location shown on Schedule 2A of this By-law.

Report to Community and Protective Services Committee

To: Chair and Members
Community and Protective Services Committee
From: Scott Mathers, MPA, P.ENG, Deputy City Manager
Planning and Economic Development
Subject: Vehicle for Hire By-law – Amendments / Information Report
Date: September 12, 2023 – Public Participation Meeting

Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development the following actions be taken:

- (a) the attached proposed by-law (Appendix “A”) **BE INTRODUCED** at the Municipal Council meeting to be held on September 26, 2023, to amend By-law No. L.-130-71, being the Vehicle for Hire By-law including increasing the vehicle age limit requirements of all zero emission vehicles and hybrid gas-electric vehicles.
- (b) this report **BE RECIEVED** for information purposes.

Executive Summary

In summary, this report is recommending an amendment to the Vehicle for Hire By-law to increase the age limit for zero emission or hybrid gas-electric vehicles to address Climate Emergency Action Plan initiatives and provide an update on the most recent industry proposal presented to the City of London Accessibility Community Advisory Committee (ACAC) on June 22, 2023.

Linkage to the Corporate Strategic Plan

Section 1.2 (Mobility and Transportation) of the 2023-2027 Strategic Plan, recommends increased access to sustainable mobility options, and includes the following recommendation: *be ready future transportation technologies, including connected and automated vehicles*. Similarly, section 1.3 recommends equitable access to reliable public transportation options for people with disabilities, including paratransit; *by assessing opportunities to increase access to accessible vehicles for hire*.

The recommendations contained within this report are directly inline with the 2023-2027 Strategic Plan.

Analysis

1.0 Background Information

A full review of the Vehicle for Hire By-law was undertaken in 2017 to better regulate taxicabs, limousines, and private vehicle for hire companies (i.e. Uber) to help promote a greater sense of safety for both drivers and passengers.

On July 25, 2023, Municipal Council resolved, *that the following actions be taken with respect to the 4th Report of the Accessibility Community Advisory Committee, from its meeting held on June 22, 2023: the presentation, from K. Al Tarhuni, MyGREEN Taxi, with respect to Accessible Taxi Cabs, BE FORWARDED to the Civic Administration for review and a report back to a future meeting of the Accessibility Community Advisory Committee and the Community and Protective Services Committee with options related to vehicles for hire and accessible transportation*.

1.1 Previous Reports Related to this Matter:

Community and Protective Services Committee (CPSC): September 22, 2015, March 30, 2016, June 21, 2016, July 16, 2018, and September 11, 2018.

1.2 Climate Emergency Action Plan information

In April 2022, Municipal Council approved the Climate Emergency Action Plan (CEAP) with the goal of reducing community-wide emissions to net-zero by 2050. Greenhouse gas emissions from personal vehicles is the largest local source of emissions from London, accounting for 27 per cent of city-wide emissions in 2022. The CEAP includes 59 Categories of Actions and contains 200 individual actions including Transforming Transportation and Mobility.

1.3 Accessibility for Ontarians with Disabilities Act (AODA)

The AODA came into effect in 2005. The overall goal of the Act is to achieve accessibility for Ontarians with disabilities. All businesses and organizations that provide goods and services to people in Ontario are required to meet certain accessibility standards in five important areas including transportation. The Act directs that every municipality shall consult with its municipal accessibility advisory committee, the public and persons with disabilities to determine the proportion of on-demand accessible taxicabs required in the community.

1.4 Accessibility Community Advisory Committee (ACAC)

The role of ACAC is to initiate and provide recommendations, advice, and information to Council through the CPSC. ACAC shall advise and assist in promoting and facilitating a barrier-free London for citizens of all abilities (universal accessibility), including persons with disabilities. This is intended to be achieved through the review of municipal policies, programs and services and the identification, removal and prevention of barriers faced by persons with disabilities.

2.0 Discussion and Considerations

2.1 Staff response to Accessibility Community Advisory Committee (ACAC)

During the June 22, 2023, ACAC meeting, a taxi broker presented a list of recommendations to staff including: *the requirement for a City operated accessible training course, removing age restrictions on accessible vans, permitting rear entry vs. side entry vans, insurance concerns, removing business licence fees for accessible taxis and calling on other levels of government to be involved.*

In early 2023, the Municipal Compliance Services applied for and was granted \$40,000 from the City's corporate accessibility fund. This funding is exclusively available to support the implementation of the Ontarians with Disabilities Act, the Accessibility for Ontarians with Disabilities Act, and applicable City regulations and must be utilized by the end of 2023.

Civic Administration is offering to waive the 2024 accessible taxi licensing fees. The objective of waiving the accessible taxi licencing fees is to retain the 11 active accessible vehicles and optimistically draw interest to other drivers to licence accessible vans that are currently not in operation. These fees were previously waived as part of the pandemic recovery program. Additionally, staff are working on various options on how to better support the vehicle for hire industry by means of providing accessible driver training. Offering training programs and support for taxi drivers to familiarize them with the operation of accessible vehicles will be very beneficial to both the driver and the customer. Municipal Compliance, Accessibility Inclusion and City Procurement staff will collaborate on how to best deliver this training.

During this meeting, there was also some discussion regarding side entry accessible vehicles versus rear entry accessible vehicles. Civic Administration would like to clarify that both models are currently permitted to operate as long as meet all appropriate safety regulations.

2.2 Current proposal: Increase the age limit of zero emission vehicles, hybrid gas-electric vehicles.

The By-law currently states that “*no motor vehicle more than 10 (ten) years old may be Plated as a Vehicle for Hire under this By-law*”.

The proposed amendment would increase the age restriction for all zero emission or hybrid gas-electric vehicles from a maximum of 10 years to 12 years. At any time, the Licence Manager may also request additional vehicle inspections and Safety Standards Certificate to be submitted. This amendment provides additional flexibility and incentive for drivers and/or brokers to acquire a zero emission or hybrid vehicle as well as works towards implementing the CEAP.

2.3 Future review of Vehicle for Hire By-law

The CEAP includes the following action item: *Reviewing and providing options for the Vehicle-for-Hire By-Law to mandate the use of electric vehicles or other zero emission vehicles including municipal scan, applicable jurisdiction, implementation benefit, and complexity analysis.*

The amendment contained in this report is an initial step towards encouraging the use of electric and zero emission vehicles within the Vehicle for Hire industry. The timing of this amendment is to implement the extended time frame during the annual October renewal period. Recognizing that there is a large component where private vehicles are utilized as vehicles-for-hire (UBER), Civic Administration will continue to research, review and report back with options on further encouraging the use of electric and zero emission vehicles for on-demand transportation services.

3.0 Conclusion

The City of London considers it necessary and desirable for the public to regulate Vehicle for Hire for the purposes of health and safety, consumer protection and service quality including the provision of accessible on-demand services. The recommendation implements both CEAP and ACAC initiatives.

Civic Administration recommends amending the Vehicle for Hire By-law by increasing the vehicle age limit for all zero emission vehicles and hybrid vehicles. As part of an ongoing initiative to support the accessible on-demand services, staff will continue to collaborate with the Vehicle for Hire industry and ACAC and continue to bring forward recommendations for future service improvements, including but not limited to waving accessible licence fees and helping to provide accessible driver training.

This report was prepared in consultation with the Climate Change and Accessibility Inclusion service areas.

Prepared by: Mark Hefferton, MURP, RPP, MCIP
Development Policy Coordinator, Municipal Compliance

Submitted by: Nicole Musicco
Manager, Policy, and Special Operations
Planning and Economic Development

**Reviewed and
Concurred by:** Orest Katolyk, MLEO (C)
Director, Municipal Compliance

Recommended by: Scott Mathers, MPA, P.ENG.,
Deputy City Manager, Planning and Economic
Development

Appendix “A”

Bill No. _____
2023

By-law No. - _____

A by-law to amend By-law No. L.-130-71, referred to as the Vehicle for Hire By-law, to amend Part 2.

WHEREAS section 434.1 of the Municipal Act and Section 15.4.1 of the Building Code Act authorizes the City to require a person, subject to conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality;

AND WHEREAS the Municipal Council on October 16, 2018 passed By-law No. L.-130(a)-494 being "A by-law to provide for the licensing, regulating and governing of vehicles for hire, including cabs, accessible cabs, limousines, private vehicles for hire and accessible vehicles for hire;"

NOW THEREFORE the Council of The Corporation of the City of London enacts as follows:

1. That Schedule 1 – Vehicle for Hire Drivers, 2.0 Vehicle Requirements of By-law No. L.-130-71 be amended by DELETING the existing text and replacing it with the following:
 - 2.3 No motor vehicle more than 10 (ten) years of age may be plated as a Vehicle for Hire under this By-law, except for a *Zero Emission Vehicle* and/or a *Hybrid Gas-Electric Vehicle* as per the definition, shall have a vehicle age limit maximum of 12 (twelve) years.

SCHEDULE XX VEHICLE FOR HIRE BY-LAW (L.-130-71)

1.0 DEFINITIONS:

"Zero Emission Vehicle" means a vehicle that can operate without producing tailpipe emissions, such as battery-electric, plug-in hybrid electric, and hydrogen fuel cell vehicles.

"Hybrid Gas-Electric Vehicle" means a vehicle powered by an internal combustion engine in combination with one or more electric motors that only uses regenerative braking and the internal combustion engine to charge batteries to reduce fuel use.

This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September __, 2023,

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – September __, 2023
Second Reading – September __, 2023
Third Reading – September __, 2023

Cost of operation of Accessible Vans vs Sedans

Overhead costs	Sienna 2022	Sienna 2017/18	Sienna 2010/14	Sedan 2017/19
Base price	125.000 w/financing/10 years	60.000 with financing/4 years	16.000 cash for 4 years	15.000 cash for 5 years
One year cost	\$12.500	\$15.000	\$ 4.000	\$ 3.000
Insurance	Avg 14.000	Avg 14.000	Avg 14.000	Avg 14.000
Concession	Avg 8.000	Avg 8.000	Avg 8.000	Avg 8.000
Service	Avg 4.000	Avg 4.000	Avg 4.000	Avg 4.000
Total annual costs	\$ 52.500	\$ 41.000	\$ 30.000	\$29.000
Monthly costs	\$ 4.375	\$ 3.416	\$ 2.500	\$ 2,416
Weekly costs	\$ 1,009	\$ 788	\$ 576	\$ 557
Daily costs	\$ 144	\$ 112	\$ 82	\$ 80

Notes:

1. The estimated daily costs are payable by the driver whether he/she is sick, travelling, accident, mechanic, etc.
2. Cost of gas is not included which depends of the type of vehicle and distance driven but it ranges from \$30 to \$70/day.
3. The driver has to work 7 days a week with no break or vacation to cover such daily costs.
4. To start driving a cab as a new driver or without continuation with a previous year, "Facility" insurance requests \$18.000/year. "Facilty" is the only taxi commercial insurance available in Ontario.
5. Please note the operating costs of older accessible van (2014 and older) is very close to sedan's .
6. Licensing operation of "SAFE" older or extended age of accessible vans will reduce cost of operation and keep more vehicles on the road.
7. Conclusion: We hope the City would focus on the safety not the age of the vehicle to insure more vans on the roads and ease the life of the unfortunate disability community, which is growing more every year locally or due to new residents coming from other cities.

Khalil Al Tarhuni
Mygreen Taxi

Report to Community and Protective Services Committee

To: Chair and Members, Community and Protective Services Committee
From: Kevin Dickins, Deputy City Manager, Social and Health Development
Subject: Options to Address Safety and Security Concerns
Date: September 12, 2023

Recommendation

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions **BE TAKEN**:

- a) That the report dated September 12, 2023, titled “Options to Address Safety and Security Concerns” **BE RECEIVED** for information; and
- b) **TO AUTHORIZE** and **APPROVE** a one-time funding allocation of up to \$174,210 from the Social Services Reserve Fund for London Cares Homeless Response Services to support security services for 602 Queens Avenue and 448 Horton Street locations; and
- c) **TO ENDORSE** the additional programs identified to support safety and security in the Old East Village area, including additional Coordinated Informed Response programming and street cleaning to be accommodated within existing Housing Stability Services budgets; and
- d) That Civic Administration **BE AUTHORIZED** to undertake all administrative acts which are necessary in relation to this matter.

Executive Summary

As directed by Council at the July 25, 2023, meeting, the purpose of this report is to identify options and the associated costs to address the safety and security concerns identified as well as the safety and security concerns of the agencies' staff, volunteers and those accessing services.

As a result of this direction, Civic Administration undertook an assessment of ongoing engagement opportunities with agencies, volunteers, those accessing services and community members. These sessions, although not all specific to community safety, identified significant feedback outlined in this report.

Previous Reports Pertinent to this Matter

- Housing Stability Services 2023-24 Contract Amendments (CPSC; July 24, 2023)
- London’s Health & Homelessness Whole of Community System Response Proposed Hubs Implementation Plan (CPSC; July 24, 2023)

Linkage to the Corporate Strategic Plan

The City of London Strategic Plan (2023–2027) identifies Housing and Homelessness as a key strategic area of focus. In addition, housing and homelessness work is identified throughout the Strategic Plan, impacting all areas of life for Londoners.

Economic Growth, Culture, and Prosperity

- Increased safety in the Core Area

Housing and Homelessness

- Increased access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners
- Decreased number of Londoners at risk of or experiencing homelessness
- Improved safety in London’s shelters system

Wellbeing and Safety

- Londoners have safe access to public spaces, services, and supports that increase wellbeing and quality of life

Analysis

1.0 Background Information

1.1 Council Direction on this Matter

The topic of community safety has been prominent throughout many community engagement sessions both formally and informally as it relates to the efforts to support those experiencing homelessness and for those impacted by the effects of the health and homelessness crisis. While future corporate initiatives including the Multi Year Budget (MYB) process may bring forward opportunities for investments related to the Core Area and measures of community safety, there are certain steps that should be taken in the immediate term.

At its meeting held on July 25, 2023, Municipal Council passed a resolution which amongst other matters, identified that:

The Civic Administration BE DIRECTED to provide a report to a future Community and Protective Services Committee (CPSC) to identify options and the associated costs to address the safety and security concerns identified as well as the safety and security concerns of the agencies' staff, volunteers and those accessing services; and,

A one-time funding allocation of up to \$200,000 from the Social Services Reserve Fund for London Cares Homeless Response Services to support security services for 602 Queens Avenue and 448 Horton Street locations as outlined on the attached Schedule 1 of the staff report dated July 18, 2023. (2023-S11) (AS AMENDED) (2.3/12/CPSC)

As such, Civic Administration through the supports of staff from Social and Health Development, Neighbourhood and Community Wide Services, Enterprise Supports, and the London Police Services collected feedback and information from multiple sources and in various ways to inform recommendations for actions that can be taken in the immediate future to support the neighbouring areas that the Council direction focused on.

2.0 Discussion and Considerations

2.1 Purpose

The purpose of this report is to bring forward recommendations for immediate term supports to improve the community safety and security in the areas of Old East Village and in close proximity to services offered at 602 Queens Ave. Civic Administration has set out a number of recommendations for Council consideration that reflects feedback from the community and that can be implemented in a timely fashion. Broader community safety or policing requests are best suited for other corporate initiatives such as the Community Safety and Wellbeing Plan, the Whole of Community System Response, any future updates to the Core Area Action Plan, and the Multi-Year Budget process (MYB). The recommendations in this report seek to maintain current security staffing levels at both 602 Queens Ave and 448 Horton St, increase cleaning services such as power washing, removal of leftover debris, and sharps removal services, as well as expanding the Coordinated Informed Response team for a defined period of time. These recommendations aim to assist with addressing the safety and security concerns identified by agency staff, residents, volunteers, community members and participants accessing services.

2.2 Engagement Opportunities

Over the past several months, a number of community engagement sessions were held, and a collection of the feedback is highlighted below.

London Cares Homeless Response Services:

- Door to door resident meet and greets by senior leadership of London Cares within the surrounding block of resting spaces to introduce and answer concerns and questions and leave contact numbers;
- Distribution of monthly information flyers;
- Prior to moving into 448 Horton St, London Cares has reported that their senior leadership undertook community engagement within the surrounding block. Over the past months, there have been a number of engagement opportunities regarding safety and security concerns of residents, the agencies' staff, volunteers and those accessing services as reported by the agency.

London Police Service (LPS):

- On August 16, 2023, LPS Officers went door to door engaging residents who live in proximity to the London Cares Resting Space at 448 Horton, about what they would like to see to improve safety in the neighbourhood.

Civic Administration Community Engagement:

- Five (5) previous community engagement sessions, two (2) business-focused engagement sessions and an online [Get Involved](#) survey which has received more than 1,500 responses related to the Whole of Community System Response and the Hubs Implementation Plan.

2.3 Safety and Security Concerns Identified through Engagement Sessions

Through the engagement opportunities noted above, feedback received has identified the following safety and security concerns:

- Noise from escalated community members
- Drug use
- Increased debris and hazardous waste
- Vandalism
- Trespassing

2.4 Potential Solutions Identified through Engagement Sessions

Through the various engagement opportunities and feedback received, the following potential solutions to safety and security concerns were raised:

- Security on-site for London Cares during working shifts, with an emphasis on security that is trained to work well with those who access services;
- Street cleaning to ensure that neighbourhoods are free of garbage, sharps, cigarette butts, tents, medical waste, human waste, graffiti, and debris;
- Expanded Community Informed Response with greater presence in Old East Village;
- Increased security presence in Old East Village to support a sense of safety and security;
- Camera monitoring 24/7; and,
- Increased police presence in neighbourhoods to prevent and discourage theft, crime and increase response times.

3.0 Recommendation for Consideration

The following recommendations have emerged from engagement opportunities and Civic Administration engagement with agency staff and can be accommodated within an existing identified funding source. Broader community safety and security measures are best to be brought forward through other applicable programs and funding sources including future programs, plans, and budget processes.

As noted, this option would also approve an amount up-to the remaining \$174,210 identified in the July 18, 2023 report to cover the associated security costs for the properties at 602 Queens Ave and 448 Horton St. with the source of funding being previously identified as the Social Services Reserve Fund.

3.1 Recommended Response

The recommendation seeks to continue funding up to \$174,210, towards existing security measures (including 2 security guards at each identified location) for London Cares to cover services at 602 Queens Ave and 448 Horton St until the end of December 2023, or until the identified funding has been fully expensed, or programming scope changes.

Additionally, Civic Administration recommends the following added measures also be implemented to reflect neighbourhood feedback, noting additional service levels beyond what is recommended, and the associated funding would need to be realized through the 2024 – 2027 Multi-Year Budget. These added measures include:

- Third party street cleaning, 3 days per week, in close proximity to 602 Queens Ave and 448 Horton St. In order to provide sharps collection, garbage pickup, and services such as pressure washing and debris removal for a period which concludes at the end of December 2023;
- Expanded Coordinated Informed Response by adding additional team staff to support all aspects of the program, with an emphasis on the area in close proximity to Old East Village which includes 6 days a week of additional team coverage, pending a successful recruitment period;
- A partial Core Area Closed Circuit TV (CCTV) program already exists and is currently under expansion to cover the entire Core Area. This expansion is expected to be completed by year end. The cameras are monitored by City of London Security Services and access is provided to London Police Services when required;
- Future requests for similar or related action items focused on community safety and security may emerge as part of other strategic initiatives and plans, and therefore no other recommendations are being considered at this time through this report. Expanded or sustained service level increases, beyond those recommended in this report would need to be brought forward through other avenues including the Multi-Year Budget (MYB) process.

3.2 Next Steps

Pending Council approval, Civic Administration will conduct the necessary recruitment process for an additional Coordinated Informed Response team to provide additional and consistent coverage in the Old East Village area. Additionally, pending Council approval, a procurement process will be undertaken to secure a third party to provide the necessary cleaning and debris pick up through to the end of December three days per week.

Furthermore, Civic Administration will be inviting a group of Old East Village area social service agencies, interested businesses and Neighbourhood Association representatives to a meeting to discuss ways to address ongoing safety and security concerns and evaluate the effectiveness of any options implemented. Further discussions on broader safety and security measures and good neighbour relations would be aligned through other efforts including actions related to the Core Area, the Whole of Community System Response, and the Community Safety and Wellbeing Plan.

4.0 Financial Impact

The total costs associated with the recommendations have been identified through the Social Services Reserve Fund and within existing Housing Stability Services budgets and no further financial impact of this recommendation is anticipated at this time.

If Council wishes to consider additional safety and security measures, additional funding would need to be identified through future corporate programs, plans and where appropriate the 2024 – 2027 Multi-Year Budget.

Prepared by: Deon Rocha, Supervisor, Coordinated Informed Response, Housing Stability Services
Submitted by: Craig Cooper, Director, Housing Stability Services
Recommended by: Kevin Dickins, Deputy City Manager, Social and Health Development



September 1, 2023

Municipal Council
City of London
c/o Community and Protective Services Committee

Re: Security Needs for London Cares Homeless Response Services

Dear Committee Members:

Over the past few years, the City of London has experienced a dramatic increase in homelessness, putting significant pressure on an already strained system. This spring and summer we have experienced the highest level of violence, aggression, and desperation we have ever seen. The level of consistent risk our staff are experiencing is unprecedented.

London Cares operates programming in two brick and mortar locations at 602 Queens Ave. and on Horton St. as well as Street Outreach throughout the city and in encampments. London Cares has experienced a significant increase of violence towards staff members, including physical assaults from participants and neighbors in the community involving pepper spray, bear mace, physical assaults, and threats with weapons.

This level of tension has created unsafe working conditions for staff. Without the support of security, they will be forced to stop providing the services.

Stopping these vital services would be a detriment to the individuals experiencing homelessness as our staff members prioritize support for those most marginalized who have the highest levels of acuity and are often restricted from other services within the community. Stopping these vital services will further increase the level of desperation on the streets, leading to an even higher increase in escalation and violence.

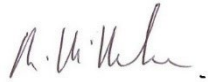
From January 16, 2023 to August 30, 2023, the London Cares Resting Space has supported 752 unique individuals; the service at 602 Queens St has supported 810 unique individuals. Approximately 25% of these individuals are restricted from other services in the community.

Having security available not only protects both staff and clients but has deterred criminal activity both on the property and in the surrounding neighbourhood, and it also reduces noise complaints, especially in the overnight hours. Being trained in trauma informed service delivery and naloxone has literally saved lives.

Without the support of security, vital services will be lost at a time when London is at the peak of a crisis and working diligently to transform into the new Health and Homelessness whole of Community Response.

As the new system comes online, the need for protective services will decrease. Until then we believe it is essential to continue to protect the staff and the clientele, thereby reducing the criminal activity in the surrounding neighbourhood for the betterment of all.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McMahon".

Mike McMahon
Executive Director

September 1 2023

City of London
Municipal Council
c/o Community and Protective Services Committee

Re: Letter of Support for Security needs for London Cares Homeless Response Services

With the City of London experiencing dramatic increases in homelessness and pressures on an already strained system, the rise in violence risk and level is unprecedented.

London Cares has experienced a significant increase of violence towards staff members including physical assaults from participants and neighbors in the community including pepper spray, bear mace, physical assaults and threats with weapons. These risks equate to unsafe working conditions that impact service delivery and may, without intervention, result in a loss of vital services. London Cares supports our community's most marginalized members, many who have been restricted from other community services. Restricting, reducing, or eliminating these critical services creates a risk of further escalation and violence and draw on public safety resources.

From January 16 2023 to August 30 2023 the London Cares Resting Space has supported 752 unique individuals and the service at 602 Queens St has supported 810 unique individuals. Approximately 25% of those serviced are identified as restricted from other services in the community. We understand that these shelter and social service resource locations will require place-based interventions, inclusive of security presence, to minimize the risk and reduce social disorder issues for staff, shelter patrons, and the immediate surrounding community members.

As the Whole of Community Response designs and implements an improved system of support the crisis remains in an escalated state which is anticipated to continue into the next 18 to 24 months. During this transformation window, LHSC supports the need for agencies, managing homeless response services, to assess risk and define interventions, inclusive of the addition of security presence, that contribute to a safe environment.

Sincerely



Deborah Wiseman
President, Victoria Hospital
London Health Sciences Centre



September 1, 2023

City of London
Municipal Council
c/o Community and Protective Services Committee

Re: Security needs for London Cares Homeless Response Services

Over the past few years, the City of London has experienced a dramatic increase in homelessness, which has placed significant pressure on an already strained system. This spring and summer we have experienced the highest level of violence, aggression, and desperation we have ever seen. The level of consistent risk our staff are experiencing is unprecedented.

London Cares operates programming in two locations at 602 Queens Ave and on Horton St. as well as through Street Outreach throughout the city and in encampments. London Cares has experienced a significant increase of violence towards staff members including physical assaults from participants and neighbors in the community including pepper spray, bear mace, physical assaults and threats with weapons. This level of tension has created unsafe working conditions for staff; and without the support of security, they will be forced to stop providing the services. Stopping these vital services would be a detriment to the individuals they support which prioritizes those most marginalized, with the highest levels of acuity who are often restricted from other services within the community. Stopping these vital services will further increase the level of desperation on the streets, leading to an even higher increase of escalation and violence.

From January 16 2023 to August 30 2023, the London Cares Resting Space has supported 752 unique individuals, and the service at 602 Queens St has supported 810 unique individuals. Approximately 25% of these individuals are restricted from other services in the community.

Having security available not only protects both staff and clients, but has led to deterring criminal activity, both on the property and in the immediately surrounding neighbourhood. It also reduces noise complaints especially in the overnight hours. Having security who are trained in trauma informed service delivery and naloxone has literally saved lives.

Without the support of security, vital services will be lost at a time when London is at the peak of a crisis and working diligently to transform to the new Health and Homelessness whole of Community Response. As the new system comes on line the need for protective services will decrease. Until then we believe it is essential to continue to protect the staff, the clientele and reduce the criminal activity in the surrounding neighbourhood for the betterment of all.

As an organization who has also seen the need for security in providing safe and responsive services, CMHA Thames Valley Addiction and Mental Health Service's fully supports a response to the security needs of London Cares.

Sincerely,

Beth Mitchell, Ph.D., C.Psych.
Co-Chief Executive Officer
Beth.mitchell@cmhatv.ca

Linda Sibley, BA Sociology, CBS Diploma
Co-Chief Executive Officer
Linda.sibley@cmhatv.ca

200 Queens Ave, Suite 260, London ON, N6A 1J3
Tel: 519-673-3242
Fax: 519-673-1022
www.cmhatv.ca

September 1, 2023

City of London Community and Protective Services Committee

RE: Security Needs for London Cares Homeless Response Services

Dear Members of the Committee,

I am writing to address the escalating security challenges faced by London Cares Homeless Response Services in light of the escalated homelessness crisis in our city.

Over recent years, the City of London has witnessed a significant surge in homelessness, straining our resources and support systems. This spring and summer, London Cares reported experiencing an unprecedented level of violence, aggression, and desperation among the population they serve. Their staff members have been subjected to consistent and alarming risks, including physical assaults and threats with weapons. Without adequate security support, they may not be able to continue their services.

Halting these essential services would have grave consequences for the homeless individuals they assist, particularly those who are most marginalized and acutely in need of support. An increase concern within the communities they serve with more individuals having no place to go for support would also arise as a consequence.

Though we see security as an interim solution, just as we utilized security while occupying a hotel space for a period of three years, security personnel are currently playing a crucial role in safeguarding both their staff and participants. Their presence has deterred criminal activity on their premises and also likely in the surrounding neighborhood.

As our city strives to transition to the new Health and Homelessness whole of Community Response, the need for protective services will diminish. However, until that time, we believe it is imperative to continue providing security to ensure a vital service can maintain operations within our community.

We kindly request your support in ensuring the continuation of security services during this critical period of crisis in London.

Sincerely,



Chuck Lazenby
Executive Director, Unity Project
clazenby@unityproject.ca



The Salvation Army

Canada & Bermuda
Ontario Division

Centre of Hope - London

281 Wellington Street
London, ON N6B 2L4
Tel: 519-661-0343

Giving Hope Today

August 31, 2023.

City of London
Municipal Council
c/o Community and Protective Services Committee

Re: Security needs for London Cares Homeless Response Services

Over the past few years, the City of London has experienced a dramatic increase in homelessness putting significant pressure on an already strained system. This spring and summer we have experienced the highest level of violence, aggression and desperation we have ever seen. The level of consistent risk our staff are experiencing is unprecedented.

London Cares operates programming in two brick and mortar locations at 602 Queens Ave and on Horton St. as well as Street Outreach throughout the city and in encampments. London Cares has experienced a significant increase of violence towards staff members including physical assaults from participants and neighbors in the community including pepper spray, bear mace, physical assaults and threats with weapons. This level of tension has created unsafe working conditions for staff and without the support of security they will be forced to stop providing the services. Stopping these vital services would be a detriment to the individuals experiencing homelessness they support which prioritizes supporting those most marginalized, with the highest levels of acuity who are often restricted from other services within the community. Stopping these vital services will further increase the level of desperation on the streets, leading to an even higher increase of escalation and violence.

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Without the support of security, vital services will be lost at a time when London is at the peak of a crisis and working diligently to transform to the new Health and Homelessness whole of Community Response. As the new system comes on line the need for protective services will decrease. Until then we believe it is essential to continue to protect the staff, the clientele and reduce the criminal activity in the surrounding neighbourhood for the betterment of all.

As a community partner of London Cares, The Salvation Army London Centre of Hope would be affected by this decrease in services from both a front line staff perspective and those that we support in community and residing with us.

A handwritten signature in black ink that reads "Jon DeActis". The signature is written in a cursive, flowing style.

Jon DeActis
Executive Director
The Salvation Army Centre of Hope
281 Wellington Street
London ON N6B 2L4
P: 519-661-0343 x 234
C: 519-617-8740
F: 519-661-0245
E: jon.deactis@salvationarmy.ca

City of London
Community and Protective Services Committee
Chair, Councillor Elizabeth Pelosa

September 1, 2023

RE: Security Needs for London Cares Homeless Response Services

Over the past few years, the City of London has experienced a dramatic increase in homelessness putting significant pressure on an already strained system. This spring and summer, we have experienced the highest level of violence, aggression and desperation we have ever seen. The level of risk experienced by frontline staff is unprecedented.

London Cares operates programming in two brick and mortar locations at 602 Queens Ave and on Horton St. as well as Street Outreach throughout the city and in encampments. London Cares has experienced a significant increase of violence towards staff members including physical assaults from participants and neighbors in the community including pepper spray, bear mace, physical assaults and threats with weapons. This level of tension has created unsafe working conditions for staff; without the support of security, they will be forced to stop providing the services. Stopping these vital services would be a detriment to the individuals experiencing homelessness they support which prioritizes supporting those most marginalized, with the highest levels of acuity who are often restricted from other services within the community. Stopping these vital services will further increase the level of desperation on the streets, leading to an even higher increase of escalation and violence.

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Scott Courtice
Executive Director

□ 659 Dundas Street
London, ON N5W 2Z1
Tel: 519-660-0874
Fax: 519-642-1532

□ Unit 7 - 1355 Huron Street
London, ON N5V 1R9
Tel: 519-659-6399
Fax: 519-659-9930

□ Unit 1 - 1700 Dundas Street
London, ON N5W 3C9
Tel: 519-660-5853
Fax: 519-642-1532



www.lihc.on.ca

September 1, 2023.

City of London
Municipal Council
c/o Community and Protective Services Committee,

Re: Security needs for London Cares Homeless Response Services

Dear Committee Members,

In writing in support of request for ongoing funding for security for London Cares operation of programming at 602 Queens Ave. and Horton St. As we approach the winter season and witness the growing needs of the individuals we serve, the continuation of security services is pivotal to maintaining the seamless delivery of essential services.

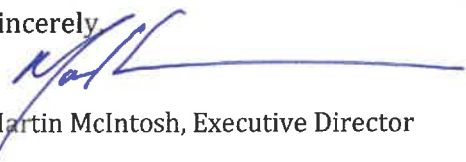
As a partner organization operating out of 602 Queens Ave., we remain committed to providing vital support to those in our community who need it the most. Regional HIV/AIDS Connection has a staff team of 27 based at this location, with an additional 15-20 volunteers on site weekly supporting our service delivery to community members. Over the course of the past 6 months, we have witnessed the increasing levels of desperation faced by community members experiencing homelessness translate into growing levels of violence and aggression centered in and around service and support locations. The level of increased risk to the safety of participants, staff, volunteers, and other members of community are unprecedented.

As temperatures drop and challenges faced by those experiencing homelessness increase, 602 Queens Ave. and London Cares Horton Street play crucial roles as ongoing support sites. Without security, we'll be forced to halt services, worsening the situation, and leading to the potential for further increases in aggression and violence.

I humbly request that you consider the pressing need for ongoing security services at 602 Queens Ave and London Cares Horton St. Location. The welfare of our community is at stake, and the decision to allocate resources to ensure a safe environment holds profound implications for the lives of those who depend on our assistance. Your commitment to safeguarding the well-being of our participants, staff, volunteers, and the surrounding community is essential.

On behalf of Regional HIV/AIDS Connection and in collaboration with our partners, I ask you to please endorse the continued funding of security services.

Sincerely



Martin McIntosh, Executive Director

Cc: Anne Armstrong, Margo Ritchie, Mike McMahon

Serving Perth, Huron, Lambton, Elgin, Middlesex, and Oxford Counties

Main Location | 201-602 Queens Avenue, London, Ontario N6B 1Y8 | Tel: 519.434.1601 or 866.902.1601 | Fax: 519.434.1843
Harm Reduction Services | 446 York Street, London, Ontario N6B 1R2 | Tel: 519.434.1601 or 866.902.1601 | Fax: 519.434.1843
John Gordon Home | 596 Pall Mall Street, London, Ontario N5Y 2Z9 | Tel: 519.433.3951 | Fax: 519.433.1314

www.hivaidconnection.ca

Charitable Registration # 118779008 RR0001

September 1, 2023.

City of London
Municipal Council
c/o Community and Protective Services Committee

Re: Security needs for the Sisters of St. Joseph Hospitality Centre, St. Joe's Café

The city and hospital-led initiative on Health and Homelessness is a potentially new moment in a municipality engaging a whole community in declaring, "This level of misery cannot continue in our city."

The Sisters of St. Joseph operate St. Joe's Café at 602 Queens as part of a partnership with London Cares Homeless Response, Regional HIV/AIDS Connection and Thames Valley Family Medical Team. We have experienced that having security 24/7 in the outside area of 602 Queens has been not only helpful but also essential for the safety of our clients/guests and our staff. While we recognize that the neighbours have some concerns about our service in their area, there would be agreement that the security service we have engaged has made a positive difference.

We are aware that the city has supported the cost of security so far. To stop now would create a situation in which we could not continue parts of the service at 602 Queens Avenue. The Sisters of St. Joseph would continue to operate St. Joes Café since we regularly serve 350 meals a day. Equally important, we help create connections for people to find supportive housing, which of course is a clear connection to the goals of the Summit.

On behalf of the Sisters of St. Joseph and in collaboration with our partners, I ask you to please endorse the continued funding of security services at 602 Queens Avenue.

Sincerely,



Sister Margo Ritchie, Congregational Leader

Cc: Anne Armstrong, Martin McIntosh, Mike McMahon

August 24, 2023

Chair
Community and Protective Services Committee
City of London
300 Dufferin Avenue
London, ON

RE: Request for Funding for Soil Remediation
Vision SoHo (West Block)

Dear Ms. Pelozo:

We are writing on behalf of ZerIn Development Corporation, The Chelsea Green Home Society, Homes Unlimited (London) Inc. and London Affordable Housing Foundation (the Non-Profit Developers) to request financial assistance to allow us to remove impacted soils from the site of the Vision SoHo – West Block Parking Garage that will be below the 4 new affordable housing developments.

When the site was acquired by the Vision SoHo Alliance from the City of London in 2022, the new owners completed Phase 1 and 2 ESA’s and various soil tests. Testing identifies some levels of impacted soils that would exceed MOE Table 3 and require disposal at specified landfills at a higher cost. Accordingly, allowances were put into the contracts to provide for this cost. When the Building Permit was obtained and more extensive testing was completed, the amount of impacted soil is much more than anticipated. This is the result of certain materials from the demolition of the prior buildings not being removed from the site and instead being used as fills. This is not the norm for property intended for future residential use and from what we are told is the result of negligence by the demolition Contractor or a failure to provide proper specifications.

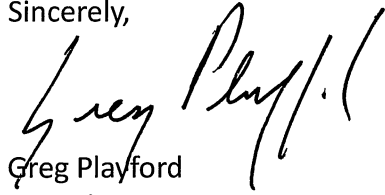
The Non-Profit developers cannot absorb the extraordinary costs, most of which are landfill tipping fees, without jeopardizing the ability to complete the project and provide the large number of affordable units promised to CMHC, the City of London and the community. Accordingly, we are requesting the City of London support a request to provide \$3.9 million in capital assistance to allow the site to be made environmentally clean and the project to proceed. A summary of the ask is as follow:

1. To dispose of contaminated soils to W12A land fill	\$3,000,000.
2. For costs related to the double handling and transport	\$200,000.
3. Additional test pits and testing by LDS Soil Consultants	\$25,000.
4. Contingency	\$250,000.
5. HST (13%)	<u>\$425,000.</u>
TOTAL PROJECTED COST	\$3,900,000.

... 2

Testing details and support for the projections are available as required . _As you know, the Vision SoHo project is the largest affordable housing project in London's history and is drawing national attention for the adaptive reuse of the former hospital site, the initiative of the non-profit proponents and the collaboration of the federal and municipal partners. The City's support of this unexpected and important next step is appreciated.

Sincerely,



Greg Playford
Consultant

- c.c R. Rowbottom – Zerin
- Sr. Joan Atkinson – LAHF
- Sue Riffin – Chelsea Green
- Jim Foote – Homes Unlimited
- SylviaHarris
- V. Frijia
- Malcom Ross
- Shawn Lewis
- Gary Blazak
- Matt Feldberg